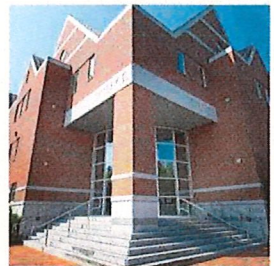
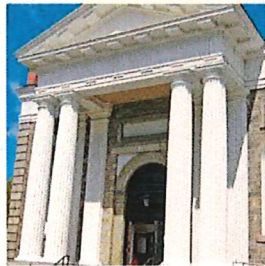


Proposal for:  
***Clay County School District  
Shadowlawn Elementary School Roof Restoration  
925 Center St.  
Green Cove Springs, Florida 32043***



Submitted by:  
**Weatherproofing Technologies, Incorporated.**  
A Subsidiary of Tremco Incorporated.

3735 Green Road  
Beachwood, OH 44122

September 9, 2021



AEPA #IFB 3021-D  
WTI Proposal # 5047330

Building Life. Managed.  
[www.tremcoroofing.com](http://www.tremcoroofing.com)

**TREMCO**



September 9, 2021

Mr. Mike Griffis  
Clay County School District  
925 Center St.  
Green Cove Springs, FL 32043

RE: **SHADOWLAWN ELEMENTARY SCHOOL ROOF REPLACEMENT**

Dear Mr. Griffis

Weatherproofing Technologies, Inc. (WTI), a subsidiary of Tremco, is pleased to submit to Clay County School District (CLIENT) this proposal for the Shadowlawn Elementary School roof restoration located at 2945 Co. Rd. 218, Middleburg, FL 32068. We look forward to the possibility of working with you on this project.



Shadowlawn Elementary School  
Roof Replacement – Area of Work



## ***SCOPE OF WORK***

### **ROOF REPLACEMENT – 74,700 sq. ft., POWERply HD base, POWERply Endure 100 FR**

1. Set up safety to meet WTI/OHSA requirements.
2. Removal
  - a. Remove metal roof, self-adhered membrane, and discard. Salvage all sheet metal and submit recycling reimbursement to Clay County School District. Leave existing 2.5" polyisocyanurate & 5/8" gypsum board for reuse. Replace any wet polyisocyanurate & gypsum board at a unit cost.
3. Equipment Curbs
  - a. Replace all equipment curbs with new steel curbs fastened to the steel deck. New curbs to achieve a minimum of 8" flashing height.
4. Wood Nailers
  - a. Add wood nailers to eaves and rakes to meet height of insulation, coverboard, and membrane.
5. Membrane
  - a. Unroll and relax roof membrane for 60 minutes.
  - b. Mechanically fasten (1) ply of Powerply Heavy Duty Base Sheet using #15 Trufast EHD Fasteners and 2-3/8" Barbed plates at 12" on center in the 4" side lap of the membrane. Heat weld seams. Fasten 12" on center in field/perimeters of the roof and 6" on center in the corners of the roof.
  - c. Adhere (1) ply of Powerply Endure 100 FR using Powerply Standard Cold Adhesive at a rate of 2 gallons per 100 SQ FT and embed membrane using weighted roller. Heat weld membrane seams.
6. Flashing
  - a. Install (2) ply flashing using Powerply Heavy Duty Base Sheet & Powerply Endure 100 FR using ELS adhesive. Heat weld vertical flashing seam & flashing toe.
7. Ridges and Expansion Joints; 254 Linear feet
  - a. Install wood nailers to metal deck on both sides of ridge to achieve 8" of flashing height.
  - b. Fasten all wood nailers down.
  - c. Infill opening between wood nailers with fiberglass insulation.
  - d. Flash wood nailers with two ply mod bit flashing. Install TRA elastomeric flashing from one side of wood nailer to opposite side of wood nailer covering the fiberglass insulation.
  - e. Cap nail off 12" o.c.
  - f. Three course TRA flashing with Polyroof LV and burmesh.
  - g. Shop fabricate and install T metal cleat and sheet metal expansion joint using 040 Kynar coated aluminum metal
  - h. Fasten t-cleat 12" o.c.



- i. Fasten opposite side of metal expansion joint using neoprene gasketed fasteners 12" o.c.
8. Perimeter Metal
  - a. Replace all perimeter metal, gutters, and downspouts with new .040 painted aluminum shop fabricated. Match existing sizes of gutters and downspouts.

### **QUALIFICATIONS**

- 1) Working Hours – This proposal has been submitted to work primarily after school hours, weekends, and early morning before school starts for all disruptive activities and during school hours when testing is not being conducted only for various tasks that are deemed by the school as non-disruptive to the educational process.
- 2) Barricades and signs along with traffic control protection will be provided as needed.
- 3) Use of onsite parking for workers assumed during construction.
- 4) Use of building electric power and water assumed during construction.
- 5) Temporary restroom facilities have been proposed.
- 6) Use of dumpster, power washer, crane, and mobile equipment for material handling have been proposed.
- 7) Preconstruction walk thru is to be conducted with the customer prior to construction commencement.
- 8) Use of an area adjacent to the building for a construction dumpster for the duration of the project.
- 9) Use of an area adjacent to the building for loading of the systems by crane. 1 visit expected.
- 10) Use of an area adjacent to the building for a Port a John for the duration of the project.
- 11) Contractor shall take before and after photos of work performed during the project.
- 12) Customer is responsible for any testing and permit fees required by the manufacturer (or local building dept.)
- 13) Debris will be removed from the project site daily.
- 14) All work to be performed to local codes and manufacturer's specifications.
- 15) Any change to this scope will require a signed change order before proceeding with any task not included in this scope.
- 16) Relocation of electrical, microwave, antennas, panels, and telecommunication equipment have been excluded and must be removed from building exterior or temporarily shut off during construction and prior to starting.

### **WARRANTIES:**

- 1) Supply a 20-year quality assurance warranty
- 2) Supply Tremcare Gold roof preventative maintenance program, one site visit per year for 20 years.

## ***PROPOSED SCHEDULE & FEES***

### **SCHEDULE**

We will dedicate required manpower/resources to perform our services on a timely and responsive basis. For the Basic Scope of Work, we estimate Eighty-four (84) days construction time which will be scheduled from receipt of a purchase order.

**NOTE:**      Field work cannot be completed during inclement weather.

### **EXCLUSIONS:**

1. Permit and testing fees required by local building department or manufacturer will be the responsibility of the customer and are not included in this proposal.

### **FEES:**

Based on the Scope of Work listed, we propose a total lump sum fee in the amount of: **(One million Seventy-five thousand eight hundred sixty-two dollars and 21/100): \$1,075,862.21**

### **CONTINGENCY/ALLOWANCE: \$50,000.00**

Contingency/Allowance for wet insulation & coverboard replacement as identified.

### **UNIT COSTS:**

- |  |            |
|--|------------|
| 1. Polyisocyanurate, removal and replacement | \$7.87/SF  |
| 2. Gypsum board, removal, and replacement    | \$4.25 /SF |

### **CONTINGENCIES:**

1. Structural engineering analysis and written report specifying load capacity for proposed roof restoration system and wind load compilation.

We have included in the project costs all labor, materials, equipment, performance and payment bonds, inspections, warranties, and incidentals to complete the work as outlined in the specifications, including construction management, profit and overhead.

This proposal is valid for sixty (60) days.





Services requested beyond the above scope of work shall be considered additional services. Separate or multiple cost opinions, if requested, shall be prepared at additional cost.

This Proposal is an offer by WTI to provide the Scope of Work set forth above to the Customer on the terms and conditions set forth herein and in WTI's standard terms and conditions (a copy of which may be obtained at <http://www.tremcoroofing.com/files/terms/TandCWTL.pdf>), which are hereby incorporated by reference (together, the "Terms and Conditions"). The Terms and Conditions will govern the Work to the exclusion of any other or different terms, including in any customer purchase order, unless otherwise expressly agreed in writing pursuant to a Master Agreement or similar contract with Customer signed by an authorized representative of WTI. We appreciate the opportunity of being considered for these services. Should you have any questions about our proposal, please let us know.

Very Truly Yours,  
**WEATHERPROOFING TECHNOLOGIES, INC.**

*Connie M. Kramer*

Connie Kramer  
Construction Manager

Copy: Jason A. Moore, Senior Field Advisor



Griffis, Michael <gerald.griffis@myoneclay.net>

---

## Shadowlawn Partial Re-roof

1 message

---

Brian Boatright <brianboatrightaia@gmail.com>

Wed, Sep 15, 2021 at 10:33 AM

To: Mike Griffis <gerald.griffis@myoneclay.net>

Mr. Griffis:

This is a continuation of our discussion of the proposed price for the project. My Phase III estimate was **\$948,367**. This was a difficult estimate to make while we are still in the latter part of the coronavirus pandemic. My estimate amounts to roughly **\$12.82/SF** (based on 74,000 SF of roof). It includes complete removal of the existing aluminum roof panels and clips.

The proposed price is **\$1,075,862.21**, or **\$14.54/SF**. The bidder obtained three sub-bids, of which this was the least expensive. The other two bids were **\$1,273,182.37** from Childers Roofing, and **\$1,392,010.67** from Perry Roofing. I consider these competitive bids, since both of these are local to the northeast Florida area and the winning sub-bid is from south Florida (Aduddell Industries is a large national roofing contractor with Florida offices in Pompano Beach and Fort Pierce).

The last roofing project, with a similar product, that I had in the area was the reroofing of Keystone Heights Elementary Building 10 with Childers Roofing. That project was performed in 2019 (pre-pandemic) and was about **22,000 SF**. The cost of that project was **\$6.71/SF**. It did not include metal roof demolition, though it did include gravel removal.

Which brings us to why I set my estimate higher than KHE and why the price quoted came in higher. In a word, "pandemic". Throughout 2020 and continuing presently in 2021, the pandemic has caused major disruption and cost increases in several industries. Construction in general has seen enormous costs increases (such as lumber and other building materials) because of pent-up demand. The demand for construction is very high right now. Even during lockdowns in various locations, people looked to construction projects for remodeling and renovations. This has led to a shortage in many materials. Simple supply and demand principles from Economics 101 indicate that this will cause costs to rise. This is further compounded by supply chain delays. There is a global supply chain crisis in that many construction related industries are impacted by factory closures (especially in large suppliers like China), shipping shortages (loss of workers and delays in shipping), and offloading issues at ports. Add to all this the ongoing labor shortage, and one can see that prices are very inflated.

There are no real alternatives to our current project specifications either. A modified bitumen roof, as specified, is the lowest cost reliable and low maintenance roofing available. Metal roofing is more than double the cost, and single ply roofing is either a similar price or more expensive, with issues concerning longevity and repairability.

In my view, the price is as good as can be expected given the current market conditions and I advise accepting the offer.

Brian

<http://BrianBoatrightArchitect.com>

904.413.8028